

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: November 18, 2004

COUNCIL DISTRICT: 5

SNI: Mayfair

SUBJECT: PDC04-052. PLANNED DEVELOPMENT REZONING FROM R-2 RESIDENTIAL TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 24 SINGLE-FAMILY ATTACHED RESIDENCES ON A 1.1 GROSS ACRE SITE LOCATED ON THE SOUTH SIDE OF SAN ANTONIO ROAD APPROXIMATELY 270 FEET EASTERLY OF KING ROAD.

RECOMMENDATION

The Planning Commission voted 5-0-1-1 (Zito absent, Campos abstained) to recommend that the City Council adopt an ordinance approving the proposed rezoning.

BACKGROUND

On November 17, 2004, the Planning Commission held a public hearing to consider a Planned Development Rezoning from R-2 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 24 single-family attached residences on a 1.1 gross acre site, located on the south side of San Antonio Road, approximately 270 feet easterly of King Road.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed Rezoning.

Planning staff made a brief report noting that the project had been presented to the community on Monday, November 15th, at a meeting of the Mayfair Neighborhood Association.

Approximately 40 persons were in attendance, including area residents and representatives of the developer, Core Development, Inc., and MACSA. Persons in attendance at the meeting were generally supportive of the design of the project, with most comments and concerns related to the likely cost of the five "affordable" units proposed as part of the project (20 percent), and wanted to ensure the units would be affordable to residents already living in the area who typically have lower income levels than the County income level criteria for affordable units. At the meeting, the applicant and MACSA representatives indicated they would partner together to work on options for making the units more available to area residents.

Paul Ring, representing the applicant, explained that there had been ongoing meetings and discussion with the neighborhood regarding the proposed project during the past year, and that this dialogue would continue as the project moves forward to the PD permit stage. He expressed willingness to work on the concerns regarding the cost of the five units proposed to be affordable, but noted that the project's feasibility required the number of market rate housing units also proposed.

Bonnie Kobayashi, speaking on behalf of her mother who lives east of the proposed development, expressed concern regarding the amount of on-site parking being proposed, and asked if the usual standard parking ratios were being used for this type of project.

Juan Saavedra of La Trinidad United Methodist Church noted that while this project does provide new residential units in the area, there are still not enough affordable units available to people living in the neighborhood, and indicated he was willing to work with the developer to help individuals get into these units on a case-by-case basis.

Kimberly Garay, representing MACSA, stressed the community benefits of the project, and indicated MACSA was committed to continue to work with the neighborhood through the next year to provide a project that will park as many cars as possible on the site, and to do fund raising to help make these units more affordable to local residents. She noted that the proposed project will remove the existing blighted and deteriorated conditions on the site.

Jaime Alvarado, representing the Mayfair Improvement Initiative, expressed that the community feedback is still mixed on the project, but indicated the developer had been engaging in a reasonable dialogue with area residents. He expressed concern regarding traffic and amount of on-site parking, noting that the project is located across the street from an elementary school and asked for clarification as to what the project will contribute to area traffic improvements. Mr. Alvarado concurred that the issue of affordability is key in this area, and expressed concern that this project could become another disconnected housing development that doesn't relate to or serve the existing residential neighborhood.

Shiloh Ballard, representing the Housing Action Coalition, expressed support for the project and expressed that it is a good design for a small infill site.

The applicant, Paul Ring, acknowledged the need for ongoing dialogue with the community on the particular issues of provision of parking, and to bring the affordable units within reach of area residents, and indicated that Core Development would be willing to work with MACSA, and an alliance of churches as suggested by Juan Saavedra. Staff concurred that the parking configuration would be finalized during the PD permit stage, working with the applicant, and that parking would be provided on site generally to the standards of the Residential Design Guidelines. Public Works staff clarified that because of its small size, the project did not have a transportation level of service impact, but that the project was providing a voluntary \$10,000 contribution to an uplit crosswalk at the intersection of Lynette Way and San Antonio Road, and would also provide frontage improvements.

The Planning Commission then closed the public hearing.

Commissioner James stated the project would be an improvement to the area and would provide new ownership housing, and that he was pleased with the response from the applicant regarding ongoing cooperation to work with MACSA and an alliance of churches to facilitate ownership of the new units by area residents. He encouraged the developer to consider making a larger share of the units affordable. Commissioner Levy also encouraged the developer to consider more affordable units, and stated that he was confident that staff would ensure adequate parking through the PD Permit stage.

PUBLIC OUTREACH

The applicant presented their proposal to the Mayfair Neighborhood Association on Monday, November 15th, with approximately 40 persons in attendance. Previously, the project was also presented to the Mayfair Neighborhood Advisory Committee (NAC) on May 27, 2004, and subsequently a NAC subcommittee continued to work with the applicant on the project.


A public hearing notice for the project was published in the San Jose Mercury News newspaper and mailed to all property owners and tenants within 500 feet of the subject site. Staff has been available to discuss the proposal with members of the public. Additionally, prior to the public hearing, an electronic version of the staff report has been made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department,

CEQA

Mitigated Negative Declaration, PDC04-052

 *Susan Walton*
STEPHEN M. HAASE
Secretary, Planning Commission

